

**Rex Gooding**



**Flat 1, 180 Musters Road, West Bridgford, NG2**

**Guide Price: £250,000**



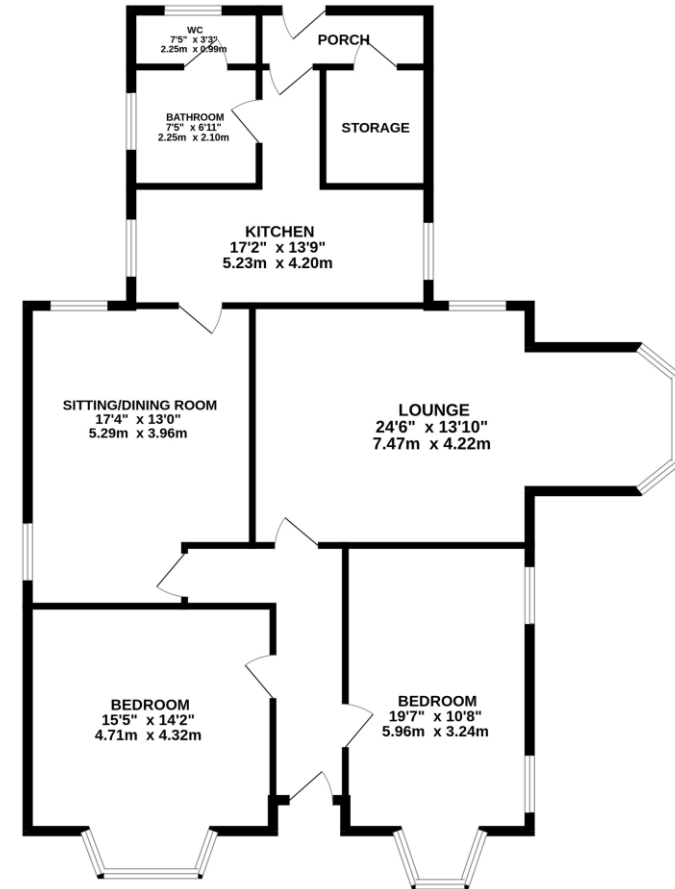
## Flat 1, 180 Musters Road, West Bridgford, NG2 7AL

REQUIRING FULL UPDATING AND MODERNISATION. Offered for sale is the ground floor flat in this substantial period building built by Jesse Gray in 1903, located in an extremely popular and highly regarded location in West Bridgford. The flat occupies the entire ground floor totaling 1300 square feet and is accessed via the original front door to the house into a grand reception hall with Minton tiled floor and consists of the four reception rooms of the original house and a kitchen and bathroom at the rear. This apartment also comes with a detached brick built garage and the garden. The flat has a 170 year lease commencing in 2008, but also owns 1/3 share of the freehold of the building.

### Accommodation & Amenities

- Ground Floor 1300 Square Foot Apartment
- Requiring Updating and Modernisation Throughout
- Detached Brick Built Garage
- Gardens to the Front & Side
- 155 Year Lease & Share of the Freehold
- Highly Regarded West Bridgford Location
- No Upward Chain

GROUND FLOOR  
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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